



4 Barton Leys, Berry Pomeroy, Totnes, Devon TQ9 6NN

A delightful, attached, two double bedroom barn conversion within a courtyard of barns, in a sought-after village on the outskirts of Totnes. EPC Band: E. Deposit: £1,175.00. Tenant fees apply.

Totnes: 2 miles | Torbay: 4 miles | A38 7: miles

• Two Double Bedrooms • 2 Allocated Parking Spaces • Bright Kitchen / Diner • Communal Gardens • Available from August • Council Tax Band: D • Deposit: £2,019.00 • Tenant Fees Apply

£1,175 Per Calendar Month

01803 866130 | rentals.southdevon@stags.co.uk

SITUATION

The property is located in the charming village of Berry Pomeroy, which has a sought-after primary school, village hall and 11th century church. This church, upon which much community life still centres, was featured in the film of Jane Austen's Sense and Sensibility. The village is surrounded by beautiful Devon countryside with ample opportunities for walking, riding and cycling in the midst of quiet rolling farmland.

More comprehensive needs can be met in Totnes, some 2 miles away. Originally this town was constructed at the highest navigable point on the river Dart. Today it is a bustling market town full of interest, with a wide range of shops and recreational facilities. It is very much the gateway to, and an integral part of the South Hams, an area designated as of 'Outstanding Natural Beauty', with its magnificent countryside, and historic small towns and villages.

Bordered to the north by the Dartmoor National Park and to the South by its superb beaches and river estuaries, this area offers the best of everything in terms of environment, culture and accessibility. The A38 expressway, situated some five miles from Totnes, connects the town with the vibrant cities of Exeter and Plymouth. Regional airports at both make the North and East of England and all parts of the continent within easy reach. High-speed mainline rail links to Paddington are also located in Totnes, taking you to London in around three hours.

DESCRIPTION & ACCOMMODATION

Barton Leys is part of a beautiful complex of award winning barns. The accommodation provides a great mix of vaulted ceilings with exposed roof trusses and a modern, light and airy feel.

GROUND FLOOR:

From the cobbled courtyard, you enter through the front stable style door into: KITCHEN BREAKFAST ROOM: This is a bright and spacious room with light from the double glazed window. There is a range of white wall and base units, with a built in oven and grill with hood over, built in fridge/freezer and space for a table and chairs. A staircase to the first floor landing and downstairs W.C sits between the kitchen/breakfast room and the main sitting room. SITTING ROOM: The sitting room provides views across the gardens and countryside and completes the ground floor.

FIRST FLOOR

BEDROOM ONE: Benefiting from built in storage and a double glazed window. The stand out feature is the high ceilings with timber beams on display. BEDROOM TWO: Bedroom two also benefits from this attractive feature, along with further built in wardrobes and skylight window. BATHROOM: A very generous size, with a walk in shower cubicle and panel enclosed bath. A low level W.C and wash hand basin complete the bathroom.

OUTSIDE

The large courtyard is very attractive, with its cobbled surface that provides a welcoming outside space for residents to sit and relax. To the rear of the property there is use of the communal meadow and orchard. A designated residential parking area provides 2 allocated parking spaces along with a visitors area.

SERVICES

Electric, water, gas - Mains connected. Heating - Gas central heating. Private drainage.
Ofcom predicted broadband services - Ultrafast: Download 900 Mbps, Upload 900 Mbps.
Ofcom predicted limited mobile coverage for voice and data: EE, Three, O2 and Vodafone.
Council Tax Band: D

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.

DIRECTIONS

From Totnes take the A385 to Paignton. Take a left hand turning signposted to Berry Pomeroy and on reaching the village turn right at the mini roundabout. The entrance to Barton Leys is the first turning on the hand side. On entering the development, turn right and park in the visitors parking area. The property can be found at the far end of the development.

LETTING

The property is available to let on an assured periodic tenancy and is available immediately. RENT: £1,175.00 pcm exclusive of all charges. DEPOSIT: £1,355.00 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents. Pets may be considered at this property subject to a vetting application.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property and set off against the first month's rent and deposit.

The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA PropertyMark, RICS and Tenancy Deposit Scheme.

RENTERS' RIGHTS ACT

The first phase of the Renters Rights Act was implemented on the 1st May 2026.

The legislation introduced many reforms affecting how tenancies are conducted.

This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.uk.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC